



CITY OF ST. MARYS
418 OSBORNE STREET
ST. MARYS, GEORGIA 31558

MINUTES for PUBLIC HEARING and REGULAR MEETING

St. Marys, Planning Commission
Tuesday, May 22, 2012
City Hall Council Chambers

PUBLIC HEARING

The meeting was called to order at 5:30PM.

The following committee members were present: Doug Cooper, Royal Weaver, Larry Johnson and Charlotte Bartzack. Arlene Norris was not in attendance.

Roger Weaver and Michele Wood represented the Planning Department.

The following items were heard in Public Session at a Public Hearing held Tuesday, May 22, 2012 at 5:30 PM in City Hall Council Chambers, 418 Osborne Street, St. Marys, GA 31558.

1. **VARIANCE:** James Hunter, 111 Bowen Street, St. Marys, GA 31558 is requesting a rear yard variance of 12' (15'-0" Required, 3'0" Requested) to add on to an existing storage building at 111 Bowen Street. The property is zoned R-1, Tax Parcel S23-06-005.

Due to a family emergency, the applicant was unable to attend the meeting.

2. **VARIANCE: (APPLICATION POSTPONED AT THE REQUEST OF THE APPLICANT.)** Randall Redden, 124 Chelsea Place, St. Marys, GA 31558 is requesting a side yard variance of 10' (10'0" Required, 10'0" Requested) for an existing deck located at 124 Chelsea Place. The property is zoned R-3, Tax Parcel S39A-013.

By request of the applicant, this item was postponed and has been scheduled for a Special Meeting on June 5, 2012 at 3:00PM.

Motion to Adjourn Public Hearing - Motion was made by Doug Cooper to adjourn the Public Hearing: Second by Royal Weaver. Voting was unanimous in favor of the motion.

REGULAR MEETING

Approval of Minutes of April 24, 2012 Meeting – Motion was made by Royal Weaver to approve the minutes as submitted; Second by Charlotte Bartzack. The vote was (3) to approve, (0) to deny, (1) abstention. Doug Cooper was not present at the March 27, 2012 Planning Commission meeting and abstained from the vote.

Old Business

New Business

1. **VARIANCE:** James Hunter, 111 Bowen Street, St. Marys, GA 31558 is requesting a rear yard variance of 12' (15'-0" Required, 3'0" Requested) to add on to an existing storage building at 111 Bowen Street. The property is zoned R-1, Tax Parcel S23-06-005.

This item was postponed and will possibly be scheduled for the June 5, 2012 Special Meeting.

2. **VARIANCE: (APPLICATION POSTPONED AT THE REQUEST OF THE APPLICANT.)** Randall Redden, 124 Chelsea Place, St. Marys, GA 31558 is requesting a side yard variance of 10' (10'0" Required, 10'0" Requested) for an existing deck located at 124 Chelsea Place. The property is zoned R-3, Tax Parcel S39A-013.

By request of the applicant, this item was postponed and scheduled for a Special Meeting on June 5, 2012 at 3:00PM.

Granting Audience to the Public: No Comments.

Discussion:

- **Revised Sign Ordinance** - Roger Weaver reminded the Planning Commission members to submit any requested changes to him as he is working on the final draft of the Sign Ordinance.
- **Modular, Mobile & Manufactured Home Definitions Text Amendment** – Roger Weaver explained to the Planning Commission that Roger was provided the definitions of modular, mobile and manufactured homes from the state law. The Planning Department wants to include them and make sure the City is in step with the state law as well and will bring it back to the Planning Commission at the June meeting.
- **Eaves Within Setbacks** – Roger Weaver shared with the Planning Commission that he amended the definition of eaves in the City ordinance to allow roof eaves greater than 8'0" above finished grade to extend a distance of no more than 18" into any yard.

Motion to Adjourn Regular Meeting – *Motion to adjourn the regular meeting by Charlotte Bartzack; Second by Arlene Norris. Voting was unanimous in favor of the motion. The meeting adjourned at 5:45PM.*